

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development – Construction of Foot over Bridges linking properties over the Public Roads / Streets in the State - Guidelines Issued.

MUNICIPAL ADMN & URBAN DEVELOPMENT (W1) DEPARTMENT

G.O.Ms.No. 116

Dated:01/03/2012

Read the following:

- 1.G.O.Rt.No.1282, Municipal Administration & Urban Development (W1) Department, Dated: 10/10/2011.
- 2.From the Director of Town & Country Planning, Hyderabad, Letter Roc No.9849/2011/P, Dt.25-11-2011.

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ORDER:

Whereas, Representations are being received by the Government from the individuals / institutions requesting for according permission for construction of foot over bridges connecting bifurcated properties over the Public Roads/Streets.

2. And whereas, in the reference 1st read above, Government have constituted a Committee comprising (1) Director of Town & Country Planning (2) Additional Commissioner (Planning), Greater Hyderabad Municipal Corporation (3) Nominee representing Director General, Fire Services Department (4) Nominee representing Director General of Police (5) Nominee representing Commissioner & Director of Municipal Administration, to formulate the draft rules for considering the proposals received by the Government, for according permission for construction of bridge connecting two buildings and bridge over a public street/road connecting two buildings, in the State.

3. And whereas, in the reference 2nd read above, the above Committee has submitted its report to the Government.

4. Government after careful examination of the matter hereby accept the recommendations of the Committee.

5. Accordingly, Government hereby issues the following guidelines, as parameter, for according permissions for construction of Foot over Bridges linking bifurcated properties over the Public Roads / Streets, in the State:

1. In view of the safety of the site and neighbours and passers by, it is suggested that it is not advisable to permit Foot Over Bridges / Arcades in any public street as a routine proposal.
2. It is necessary that the proposals have to be examined case by case depending on the location and prevailing conditions in the surrounding and importance of the street /road.
3. There shall be a committee comprising the officers from the Revenue, Police, Fire Services, R & B, Local Body (Engineering & Town Planning sections) and Electricity Departments to examine the case to case proposals.
4. The Proposals related to Foot Over Bridges, proposed for public purpose by local body / R & B Department shall not be treated on par with the proposals submitted by private persons intended to connect the premises / building which means proposals intended for General Public shall be treated on priority basis as suggested by the concerned Department.

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5. In case of private building intended to connect each other shall not be allowed indiscriminately but shall be guided by the following parameter:
- (a) Foot over Bridge (FOB) shall not be allowed for connecting residential buildings;
 - (b) FOB., may be allowed in case of institutional / Government Buildings;
 - (c) The building constructed in deviation to the sanctioned plan/without approved plan shall not be considered for such purpose;
 - (d) This facility can be considered only for the sites divided by 18m (60') and above wide roads;
 - (e) Same individual / institution should own the two buildings sought to be connected by one bridge.
 - (f) The structure shall be constructed by the owner duly obtaining necessary approvals from the competent authority;
 - (g) Permissions for construction shall be given by Government after approval of committee constituted for this purpose with the composition of Revenue, police fire Services, R & B, Local Body (Engineering & Town Planning sections) and Electricity Departments. Committee to approve design also which shall be consistent into architecture/heritage in vicinity. The initial permission will be given for three years;
 - (h) Such bridge shall be allowed after a height of 11m from the ground level. Neither end of the bridge should land on terrace of the building;
 - (i) The width of such bridge shall be between 7-8 feet, in order to ensure movement of a stretcher during evacuation;
 - (j) The bridge shall be covered with side safety grills to a minimum height of 2.50 Mtrs without any gap anywhere exceeding more than 4 (four) inches and structure/design of grill to be approved along with design of structure as provided under Para 5(f) above and shall not be covered with walls;
 - (k) Preferably such bridge may be considered in case where the land / site of individual is subdivided in two or more pieces due to proposed Master Plan Road of 18m (60') and above wide subject to use mentioned at 5(b);
 - (l) Structural stability certificate for both building and for bridge shall be obtained from a qualified structural engineer having enrolled with concerned local body;
 - (m) The structure shall be designed taking wind force earthquake resistance, soil bearing capacity etc., into consideration;
 - (n) The structure will be removed by concerned individual/agency etc. at their own cost as and when demanded by the sanctioning authority and no structural compensation shall be payable;
 - (o) There shall be a Committee with the composition of Revenue, Police, Fire Services, R&B, Local Body (Engineering & Town Planning sections) and Electricity Departments to inspect the structure every 3 years for further continuation of permission;
 - (p) Owner's risk insurance policy covering all users for a period of 30 years for accidental insurance;

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- (q) The construction shall be carried out under supervision of qualified structural engineer;
- (r) The applicant shall maintain the bridge cleanly and neatly to the satisfaction of the Local Body;
- (s) No hoardings/advertisements shall be allowed on such bridge;
- (t) It should not disturb the skyline, architectural character of the buildings;
- (u) An undertaking from the applicant shall be obtained on Rs.100/- non-judicial stamp paper for any conditions imposed by the local body;
- (v) Fee shall be collected by the urban local body as fixed by the Standing Committee / Council based on scale as may be prescribed by the courts; and
- (w) The Local Body / Government at any time may direct the applicant or owner of the building to remove the bridge whenever necessary without any notice in the interest of the public/ the exigencies that may arise.

6. The above guidelines shall be scrupulously followed while furnishing the proposals to the Government, for according permissions for construction of Foot over Bridges linking bifurcated properties over the Public Roads / Streets, in the State.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.VIJAY KUMAR
SECRETARY TO GOVERNMENT**

To

The Director of Town & Country Planning, Hyderabad.

The Commissioner & Director of Municipal Administration, Hyderabad.

All the Commissioners of Municipal Corporations in the State.

All the Commissioners of Municipalities and Nagar Panchayats in the State.

Copy to:

The Director General, Fire Services Department, Hyderabad.

The Director General of Police, A.P., Hyderabad.

The Home Department.

The Transport, Roads & Buildings Department.

The Energy Department.

The Revenue Department.

The Law (A) Department.

The O.S.D to Minister for MA & UD.

The P.S. to Principal Secretary to Government, M.A. & U.D. Department.

The P.S. to Secretary to Government, M.A. & U.D. Department.

The P.S. to Secretary to Chief Minister.

SF/SC

// FORWARDED :: BY ORDER//

SECTION OFFICER